

Municipal Clerk
Atlanta, Georgia

04-0-1847

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-118
Date Filed: 9-13-04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1261 Lucile Avenue, S.W. (ak.a. 1263-1269 Lucile Avenue)** be changed from the R-5/HD (Two Family Residential/West End Historic District) to the RG-3 (Residential General-Sector 3/West End Historic District) District to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 140, 14th District, Fulton County, Georgia., being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Z-04-118 1261 Lucille Avenue

Beginning at the northwest corner of Atwood Street and Lucille Avenue; and running thence N 31° W, along the west side of Atwood Street, 140 feet to an "X" marked in the driveway and a 10 foot alley; running thence S $86^{\circ} 58'$ W, along the south side of said alley, 281.91 feet to a point; running thence S $01^{\circ} 29' 20''$ E 140 feet to a point located on the north side of Lucille Avenue; running thence N $86^{\circ} 58'$ E, along the north side of Lucille Avenue, 281.91 feet to a point of beginning; being known as Parcel 9, West End Urban Redevelopment Area, according to plat of survey by Charles C. Jones, Surveyor, dated January 15, 1981.